



## **CITY PLAN COMMISSION**

### **AUGUST DECISIONS**

**Wednesday, August 22, 2012**

**1:30 PM**

**1000 Throckmorton**

**City Council Chamber**

**2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

#### **Commissioners:**

Namon Hollis, Chair, CD 6	<u>P</u>	Vacant, CD 5	<u>        </u>
Charles Rand, Vice Chair CD 1	<u>P</u>	Jim Wietholter, CD 7	<u>P</u>
Mark Brast, CD 2	<u>P</u>	Don Boren, CD 8	<u>P</u>
Jim Tidwell, CD 3	<u>A</u>	Kim Martin, CD 9	<u>P</u>
Veronica Zerpa, CD 4	<u>A</u>	Bob Kelly, Alternate	<u>P</u>

#### **I. WORK                      SESSION:                      12:00 PM                      Pre-Council Chamber**

A. Correspondence & Comments	Staff & Chair
B. Lunch	
C. Update on Trinity River Vision	Staff
D. Review of Cases on Today's Agenda	Staff

#### **II. PUBLIC                      HEARING:                      1:30 PM                      Council Chamber**

A. Approval of Previous Month's Minutes	<b>APPROVED 7 / 0</b>
B. Approval of Previously Recorded Final Plats	<b>APPROVED 7 / 0</b>

C. Consent Agenda (4)

**1. PP-012-010 McPherson Boulevard: Street Right-of Way. Council District 6.**

- a. Being approximately 10.867 acres in the Juan Jose Albirado Survey, Abstract Number 4, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Between Old Granbury Road (FM 1902) and the future Chisholm Trail Parkway (State Highway 121T).
- c. DRC Recommends: Approval of the plat which is in compliance with the *Subdivision Ordinance*.
- d. **APPROVED** plat – 7 / 0.

**2. PP-012-012 Everman at I-35W Development: 6 Non-Residential Lots. Council District 6.**

- a. Being approximately 40.55 acres in the Martin P. Scott Survey, Abstract No. 1447, and the James J. Scott Survey, Abstract No. 1449, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Sycamore School Road and northwest of the intersection of South Freeway and Everman Parkway.
- c. DRC Recommends: Approval of the plat which is in compliance with the *Subdivision Ordinance*.
- d. **APPROVED** plat – 7 / 0.

**3. PP-012-013 Stone Villas Addition: 5 Non-Residential Lots. Council District 7.**

- a. Being 26.555 acres of land situated in the G.W. Hazelwood Survey, Abstract No. 727, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northwest of West Loop 820 North, southeast of West Park, and west of Las Vegas Trail.
- c. DRC Recommends: Approval of the plat which is in compliance with the *Subdivision Ordinance*.
- d. **APPROVED** plat – 7 / 0.

4. **PP-012-014 Montserrat Addition: 10 Commercial Lots and 1 Open Space Lot.**  
**Council District 3.**

- a. Being a replat of Lot CR-1 and CR-3, Block 6, Montserrat Addition, as recorded in D212162015, PRTCT and Lot B, Block 1, Montserrat Addition, as recorded in Cabinet A, Slide 9237, PRTCT.
- b. General Location: West of West Loop 820 South, north of Team Ranch Road, east of Marbella Circle and Bella Terra Drive, and south of Montserrat Drive.
- c. DRC Recommends: Approval of the plat which is in compliance with the *Subdivision Ordinance*.
- d. **APPROVED** plat – 7 / 0.

D. New Cases (4)

5. **FS-012-079 Lots 7R and 8R, Block 4, Hicks Airfield Section 3 (Waiver Request):**  
**2 Non-Residential Lots. ETJ - Tarrant County.**

- a. Being a replat of Lots 7 and 8, Block 4, Hicks Airfield Section 3, as recorded in Cabinet A, Slide 5273, PRTCT.
- b. General Location: East of Aviator Drive, south of Hicks Avondale School Road, and north of Bonds Ranch Road.
- c. DRC recommends: Approval of a waiver of the minimum one acre lot size for two lots that are served by onsite septic systems with the approval of the Tarrant County Health Department.
- d. **APPROVED** waivers – 6 / 1.

6. **FS-012-089 Lots 1R-3R, Block 1, Southwest Hospital Addition (Waiver Request):**  
**3 Non-Residential Lots. Council District 3.**

- a. Being a replat of Lots 1 and 2, Block 1, Southwest Hospital Addition, as recorded in Document Number D212052242, PRTCT.
- b. General Location: East of Bryant Irvin Road, south of Oakbend Trail, and north of Oakmont Boulevard.
- c. DRC recommends: Approval of a waiver to allow commercial property to be served by a cul-de-sac.
- d. **APPROVED** waiver – 7 / 0.

7. **FS-012-100** **Lots 3R1 and 3R2, Block 16, Wm. J. Bailey Addition:** **Council District 7**

- a. Being a replat of Lot 3, Block 16, Wm. J. Bailey Addition, as recorded in Volume 310, Page 61, PRTCT.
- b. General Location: North of West 4<sup>th</sup> Street, west of Boland Street, south of Hamilton Avenue, and east of Monticello Drive (3409 Hamilton Avenue).
- c. DRC Recommends: Approval of the plat which is in compliance with the *Subdivision Ordinance*.
- d. **APPROVED** replat – 7 / 0.

8. **VA-012-020** **Vacation of a Portion of Warren Street and Martin Lydon Avenue and a Closure of the Gambrell Street Railroad Crossing.** **Council District 9.**

- a. Being a Portion of Gambrell Street, Warren Street, and Martin Lydon Avenue within Blocks 5, 12R, 13, 14R, 24, 23R, and 25R1, Seminary Hill Addition.
- b. General Location: South of Seminary Drive, east of Mc Cart Avenue, and west of James Avenue on the Southwestern Theological Baptist Seminary Campus.
- c. DRC Recommends: Approval of a recommendation to City Council to vacate these streets and to close the railroad crossing since no adverse impacts to area circulation are anticipated if this request is granted.
- d. **APPROVED RECOMMENDATION** – 7 / 0.

E. Other Matters of Business (1)

9. **YMCA (Waiver Request).** **Council District 7.**

- a. Being approximately 9.756 acres of land in the James O. Quinn Survey, Abstract Number 1258, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Hatchery Road and northwest of the Trinity River.
- c. DRC Recommends: Approval of a waiver of the requirement to plat land in order to secure a building permit.
- d. **APPROVED** waiver – 7 / 0

**Adjournment: 2:12 PM**